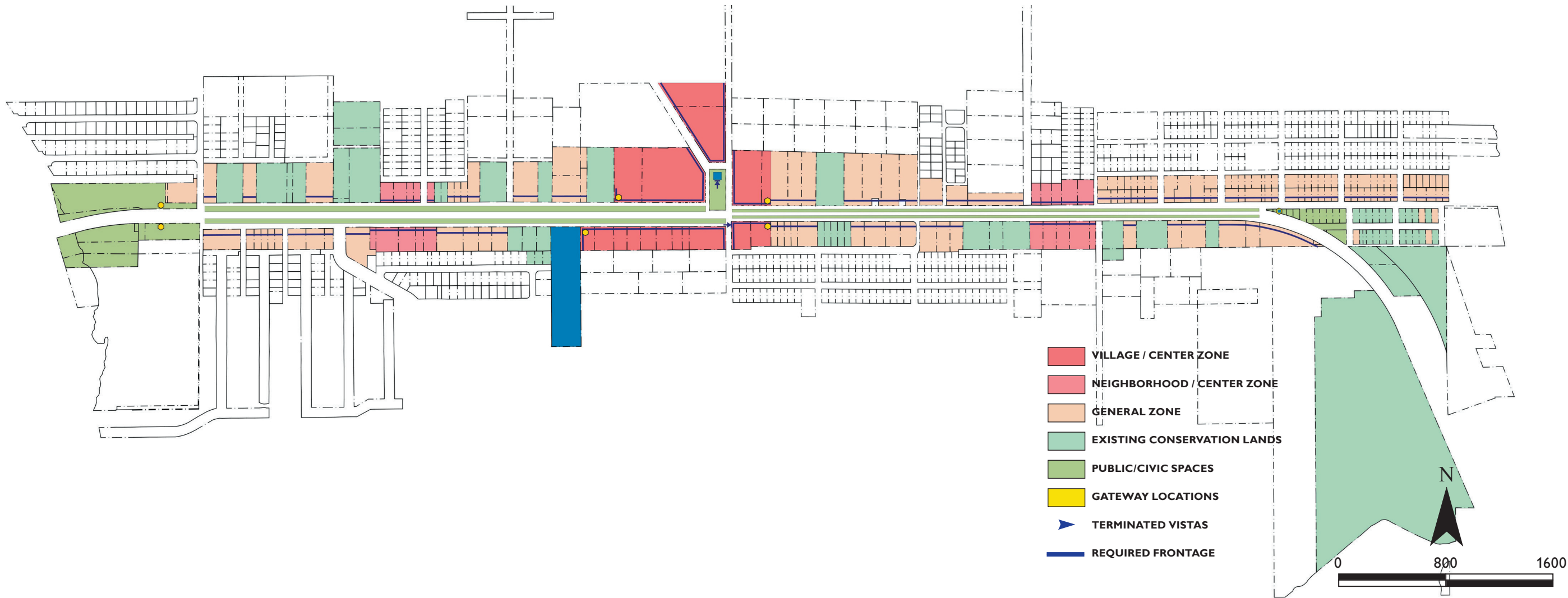


THE REGULATING PLAN AND DESIGN GUIDELINES

Big Pine Key/US 1 Corridor Area Enhancement Plan



THE REGULATING PLAN

The Big Pine Key/US 1 Corridor Area presents a dual nature: it is the sole vehicular corridor to the Lower Keys, yet also functions as the ‘Main Street’ for the Big Pine Key community. The corridor and its environs have developed with widely varied and active uses serving both local needs and through movement, the latter in large part due to its proximity to Key West. The Corridor Area is lined primarily with commercial and office uses. Other uses along the highway and adjacent areas include industrial, institutional, conservation and residential developments.

The Big Pine Key/US 1 Corridor Area Enhancement Plan Design Guidelines intend to deliver aesthetic standards for future development within and along the Public Realm of the Big Pine Key/US 1 Corridor Area. These Design Guidelines are related not to land use, but to degrees and character of development - the scale of buildings, amount of pedestrian activity and the nature of the Public Realm. Current zoning or land use categories do not typically deal with qualitative issues such as building materials or the proper selection of public furniture such as light fixtures and paving. These Design Guidelines are a means to deliver the appropriate elements of development character along the corridor.

The Big Pine Key/US 1 Corridor Area Enhancement Regulating Plan divides the Big Pine Key/US 1 Corridor Area into two zones: CENTER and GENERAL.

The CENTER Zone is the area containing the most intense level of activity, determined by the most opportunities for pedestrian activity

and interaction, and the widest range/mix of uses. Geographically, the Village CENTER Zone is located at the intersection of US 1 and Key Deer Boulevard, Wilder Road and Chapman Street. Secondary, Neighborhood CENTER Zones are located in the middle of the GENERAL zones flanking the Village Center. The Village CENTER Zone on the corridor already contains many of the larger commercial uses. Developments within the CENTER Zone are envisioned to offer a wide array of uses, with buildings having commercial spaces on the ground floor. Development is relatively taller and denser in the CENTER Zone, and with the wide range of uses available, pedestrian activity is expected to intensify. From the CENTER Zones, development extends outwards, until the intensity, building scale and activity gradually diminish.

The GENERAL Zone is characterized by a mix of uses with a slightly more narrow range than the CENTER Zone. Buildings are typically lower, and are envisioned to consist mostly of single- to two-storey buildings. Some existing developments within the GENERAL Zone already offer ground floor retail or commercial space. Office use may be accommodated in the upper floor. Pedestrian activity is present but to a lesser degree than in the CENTER Zone. Existing conservation areas are also located primarily within this zone.

Each subsequent section of these Design Guidelines (Urban, Architectural and Landscape) is arranged according to the Zones illustrated and defined in the Regulating Plan. The use of this Regulating Plan makes it possible to accommodate all the elements of development, from landscaping to building elements, in a manner that ensures the highest quality environment.

Big Pine Key/US 1 Corridor Area Enhancement Plan

CENTER ZONE

INTENT

The **CENTER Zone** represents the category within the US 1 corridor marked by the highest use and intensity for Big Pine Key. The single most important factor in determining the bounds of the CENTER Zone is the intersection of Key Deer Boulevard and US 1 and the existing developed commercial areas. The odd geometries of the intersection combined with the need of a clear central space provide the opportunity to create a Public Space that will house civic, public and commercial uses, increasing the opportunities for successful retail endeavors and community pride. There is also the opportunity to define the Neighborhood Centers east and west of the Village Center; that will be covered by the same urban conditions. While the CENTER Zone may differ from the GENERAL Zone in overall building height, use and intensity, the Architectural and Landscape Guidelines will not be affected greatly. The focus of the Guidelines is the definition of the Public Realm and the proper building placement for future development or redevelopment of existing parcels.

**Current Conditions:** The US 1 Corridor serves as the placement of several buildings/ structures as it passes through Big Pine Key. These building structures have different envelopes and frontage that present a varied condition. Development at the intersection of US 1 and Key Deer Boulevard comprises buildings with a “suburban” placement, dominated by parking and single use (mostly retail) and lacking in architectural identity,. These do not truly represent the character of the Lower Keys development and architecture. The synergy of the intersection also represents an opportunity to define a Public Space by combining the correct building disposition and building types.

**Proposed Zone Features:** The Center Zone is discernible by its moderately intense development or redevelopment - with single standing buildings, fronting both US 1, Key Deer Boulevard, as well as, the proposed Public Space with retail and/or commercial use on the ground level. The retail space is evidenced by restaurants, storefronts and offices of a village center focus. Building encroachments are limited to balconies, arcades and other architectural elements associated with activity in the public realm. Parking is relegated to the rear of the lots. Parking in front of lots is not encouraged.

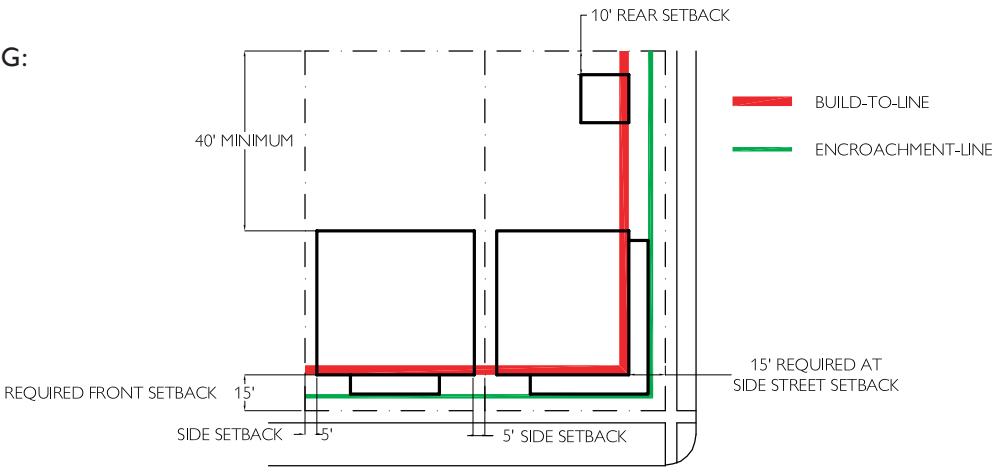
**Building Types:** As development or redevelopment trends in the CENTER Zone continue, the building types will include smaller but denser buildings with commercial uses on the lowest floors. The use of single detached buildings or sideyard buildings is appropriate as they correspond to the vernacular building types found in the Florida Keys. By outlining building disposition and requirements, the Urban Guidelines describe a model for new developments to follow while excluding the inappropriate use and placement of suburban models that have proven to disturb the atmosphere particular to Big Pine Key.



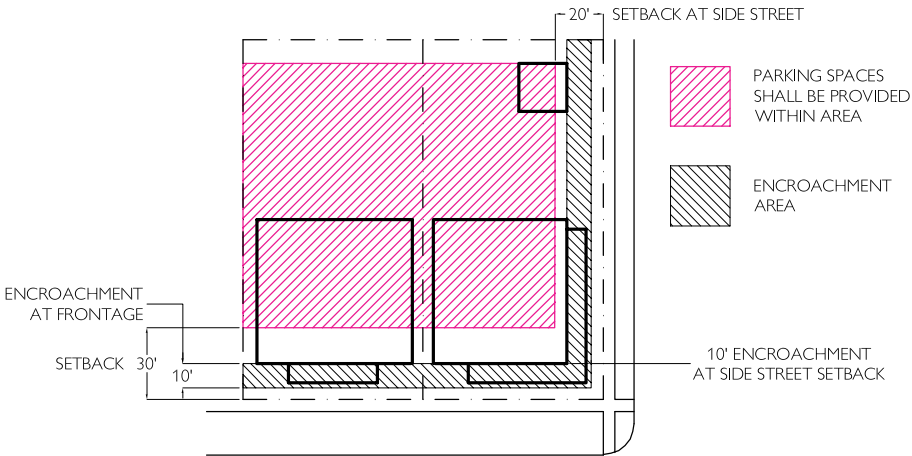
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theHOKPlanningGroup  
newUrbanStudio

SITE DISPOSITION

BUILDING:



PARKING:



REQUIREMENTS

BUILDING:

- Front Setback: 15 ft.
- Side Setback: 5 ft.
- Rear Setback: 40 ft min.
- Side Street Setback: 15 ft max.
- Building Frontage: 80 % min. of facade on build to line
- Height: 3 stories max.

Note:

- 1. Building's Base Height is recommended to be approximately 12 to 16 feet at the ground floor for commercial spaces; and approximately 12 feet for mezzanine/second/third floor levels.

ENCROACHMENTS:

- Front: 10 ft. max.
- Side Street: 10 ft. max.
- Frontage: 90 % of the building facade.

PARKING AREAS:

- Front Setback: 30 ft. min.
- Side Street Setback: 20 ft. min.
- Back Setback: 0 feet- not required

PARKING SPACES:

- Required: As per current zoning within lot
- On Street Parking: Encouraged

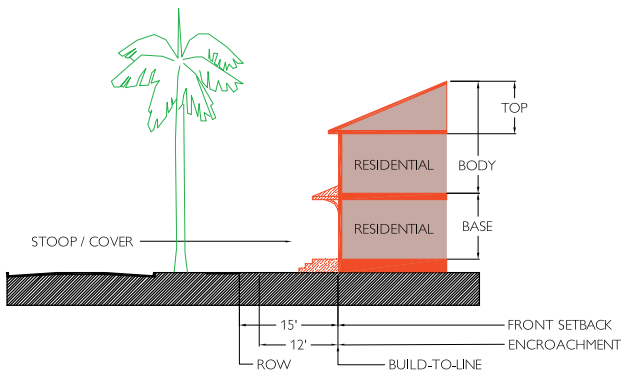
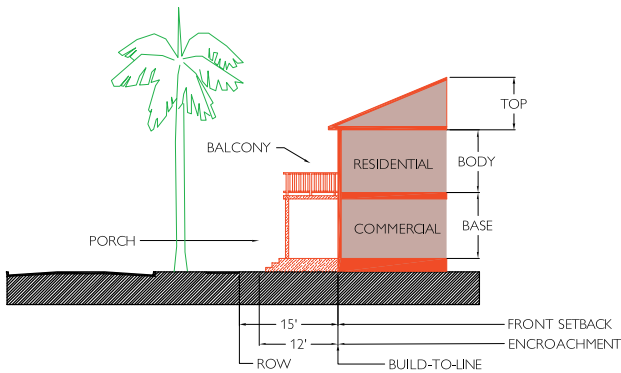
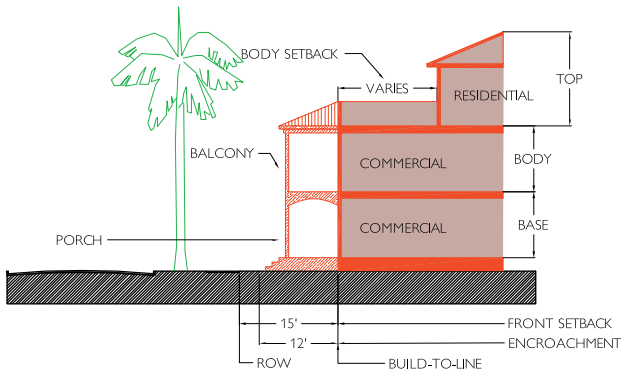
Note:

- 2.. These guidelines recommend that on-street parking along the perimeter of blocks should count towards the provisions of total parking requirements for recommended uses below.

RECOMMENDED USES:

- Commercial; Retail; Residential

STREET FRONTAGE



Permitted Encroachments:

arcades, colonnades, open porches, canopies, awnings, balconies, bay windows and stoops.

**Encroachment Frontage:** width of the permitted encroachment in relationship with the overall facade width.

Encroachment Setback:

measured from the build-to-line towards the ROW (right-of-way) or property line.

**Building Base:** The base of the building clearly defines the realm of the *Public Space*, providing with the necessary spatial enclosure. The base of the building is also the device that effectively engages the pedestrian defining the character and quality of a street or public space. It also houses the uses with the most intensity and varies depending on the overall building height.

**Building Body:** the building body is the majority of the building, mainly defined by its structural composition. It houses the main use and engages all fronts.

**Building Top:** the building top, could either encompass the last floor of a building and roof, or be the area above the eave or before the parapet line. The building top is determined by the height of the building and is not subject to elements of style.

DEFINITIONS

- Build-to-line:** the line in which a facade of the main building or structure must be placed.
- Encroachment:** A building element that is attached to a building volume and is permitted to exist within a yard, front setback or side street setback. Typical building elements for encroachment include balconies, porches, arcades and other architectural elements that are intended to bring the public realm closer to the building.
- Side Street Setback:** the distance between the side lot line and the elevation of the building, on corner lots only.
- Building Frontage:** the minimum distance that a building must cover in relationship with the width of the lot.
- Building Lot Coverage:** the maximum area of a lot that may be occupied by a structure.



Big Pine Key/US 1 Corridor Area Enhancement Plan

GENERAL ZONE

INTENT

The **GENERAL Zone** represents the category marked by the median intensity development on the US 1 corridor in Big Pine Key. Other traits of the GENERAL Zone include residential oriented building types such as sideyard houses and single standing buildings. Commercial functions including office appear with more frequency in the GENERAL Zone. The Urban Guidelines under the GENERAL Zone promote street life with buildings set close to sidewalks, parking provided in the rear of lots and spaces between buildings regulated by frontage requirements.

**Current Conditions:** The GENERAL Zone is made up of the areas located east and west of the Village Center (the intersection of US 1 and Key Deer Boulevard) and the areas east and west of the proposed neighborhood centers. Currently there is a myriad of building types with a variety of conditions and use. Some of the existing structures are surrounded or fronted by disorganized parking in the form of strip mall-type development or single use buildings. The vernacular architecture of the Lower Keys is better represented in some current buildings; nonetheless, cohesion and order is needed.

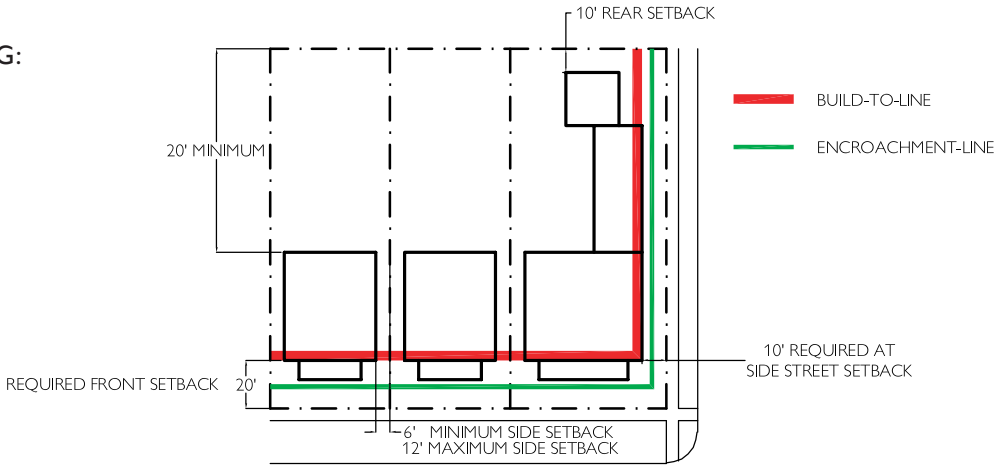
**Proposed Zone Features:** The GENERAL Zone is discernible by moderately intensive development - with residential opportunities accommodated by sideyard and single standing buildings. Commercial and retail space is evidenced by restaurants, storefronts and offices of a more regional focus. Building encroachments are limited to balconies, arcades and other architectural elements associated with activity in the public realm. Parking is relegated to the rear of lots, but in some cases may occur alongside buildings. Parking in the front yards of lots is not encouraged.

**Building Types:** As development or redevelopment trends in the GENERAL Zone continue, the building types will include smaller but denser buildings with commercial uses on the lowest floors. The use of single detach buildings or sideyard buildings is appropriate as they correspond to the vernacular building types found along the Florida Keys. The Urban Guidelines by the use of building disposition and requirements describe a model for new developments to follow while excluding the inappropriate use and placement of suburban models that have proven to disturb the atmosphere particular to Big Pine Key.

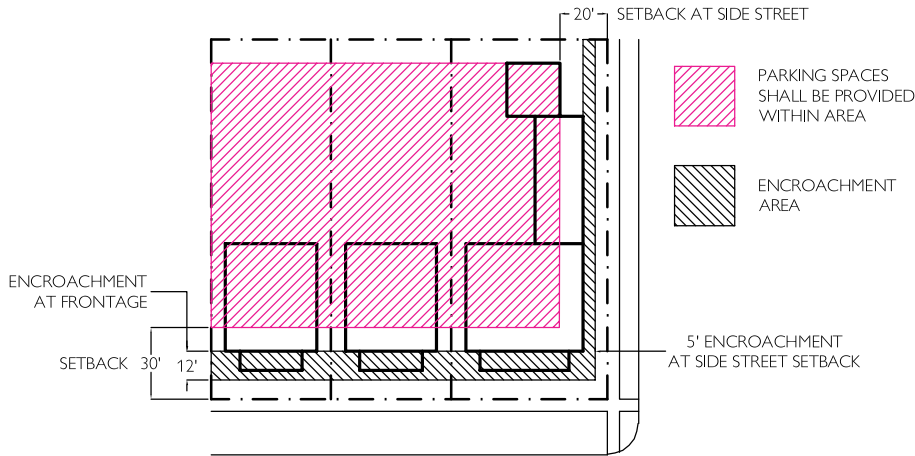


SITE DISPOSITION

BUILDING:



PARKING:



REQUIREMENTS

BUILDING:

- Front Setback: 20 ft.
- Side Setback: 12 ft.
- Rear Setback: 20 ft min.
- Side Street Setback: 10 ft max.
- Building Frontage: 70 % min. of facade on build to line
- Height: 2 stories max.

Note:  
1. Building's Base Height is recommended to be approximately 12 to 16 feet at the ground floor for commercial spaces; and approximately 12 feet for mezzanine/second/third floor levels.

ENCROACHMENTS:

- Front: 10 ft. max.
- Side Street: 10 ft. max.
- Frontage: 70 % of the building facade.

PARKING AREAS:

- Front Setback: 30 ft. min.
- Side Street Setback: 20 ft. min.
- Back Setback: 0 feet- not required

PARKING SPACES:

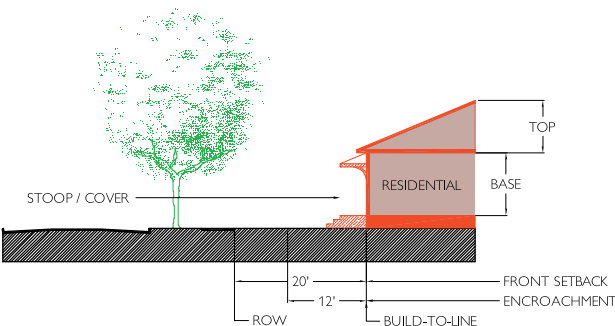
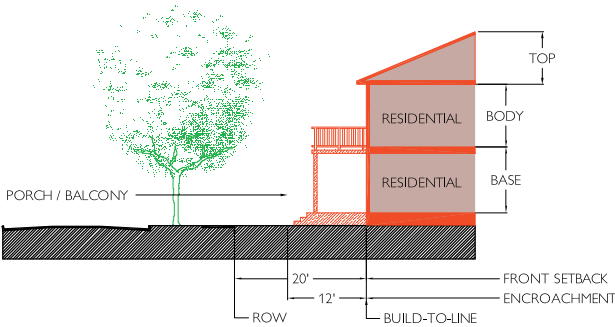
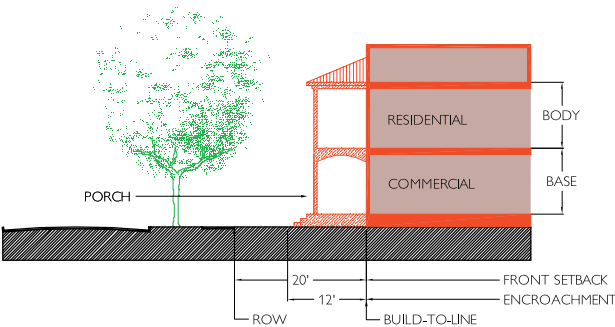
Required: As per current zoning within lot  
On Street Parking: Encouraged

Note:  
2.. These guidelines recommend that on-street parking along the perimeter of blocks should count towards the provisions of total parking requirements for recommended uses below.

RECOMMENDED USES:

Commercial; Residential

STREET FRONTAGE



**Permitted Encroachments:** arcades, colonnades, open porches, canopies, awnings, balconies, bay windows and stoops.

**Encroachment Frontage:** width of the permitted encroachment in relationship with the overall facade width.

**Encroachment Setback:** measured from the build-to-line towards the ROW (right-of-way) or property line.

**Building Base:** The base of the building clearly defines the realm of the *Public Space*, providing with the necessary spatial enclosure. The base of the building is also the device that effectively engages the pedestrian defining the character and quality of a street or public space. It also houses the uses with the most intensity and varies depending on the overall building height.

**Building Body:** the building body is the majority of the building, mainly defined by its structural composition. It houses the main use and engages all fronts.

**Building Top:** the building top, could either encompass the last floor of a building and roof, or be the area above the eave or before the parapet line. The building top is determined by the height of the building and is not subject to elements of style.

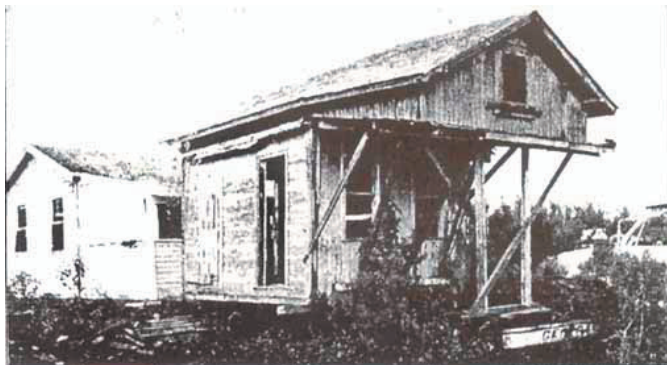
DEFINITIONS

**Build-to-line:** the line in which a facade of the main building or structure must be placed.  
**Encroachment:** A building element that is attached to a building volume and is permitted to exist within a yard, front setback or side street setback. Typical building elements for encroachment include balconies, porches, arcades and other architectural elements that are intended to bring the public realm closer to the building.  
**Side Street Setback:** the distance between the side lot line and the elevation of the building, on corner lots only.  
**Building Frontage:** the minimum distance that a building must cover in relationship with the width of the lot.  
**Building Lot Coverage:** the maximum area of a lot that may be occupied by a structure.



Big Pine Key/US 1 Corridor Area Enhancement Plan

**HISTORICAL BIG PINE KEY REFERENCES**



**LOWER KEYS VERNACULAR**



**PIGEON KEY VERNACULAR**



**PROPOSED BUILDING TYPES**

**Free Standing Houses and Shops**

Free Standing Houses always have a front yard, two side yards and a rear yard. Free Standing Houses are single units that are generally limited to residential use. Nonetheless, based on the vernacular architecture found in the Florida Keys, a Free Standing House can actually become a Live/Work unit. The lower levels could house commercial or retail activities while the upper levels house residential units. A Free Standing House may share its lot with an Accessory Building, placed alongside the House or at the rear of the lot near to the rear lot line. When located alongside the House, the Accessory Building shall be set back a minimum of 15 feet further than the House, to prevent parking in the front yard. Accessory Buildings are generally used for storage (as a garage) and may have livable space above. Sizes of Free Standing Houses are dictated by setback requirements contained in Urban Guidelines.

**Sideyard House**

Sideyard Houses always have a front yard, one side yard and a rear yard. Side Yard Houses are intended to respond to climatic conditions of sun exposure and breezes while providing a consistent frontage (comprising the primary building and a connected low wall). Sideyard Houses are single units that are generally limited to residential use. However, based on the vernacular architecture found in the Florida Keys, a Side Yard House can become a Live/Work unit where the lower levels could house commercial or retail activities with the upper levels housing residential uses. A Sideyard House may share its lot with an Accessory Building, placed adjacent to the rear lot line. Accessory Buildings are generally used for storage (as a garage), residential uses (as an “in-law” or rental apartment), or both. It may also include commercial uses at a small scale (as a home office or workshop). Sizes of Side Yard Houses are dictated by setback requirements contained in Urban Guidelines: Requirements. Accessory Buildings are limited to a footprint equivalent to the least amount of area occupied by two parked cars (in order to limit lot coverage) or 500 square feet.



INTENT

The Architectural Guidelines for the Big Pine Key/US 1 Corridor Area are intended to direct new construction toward the highest quality pedestrian experience. The Architectural Guidelines are not intended to dictate architectural style, nor are they intended to restrict expression or variety in architecture. Rather these guidelines describe those elements that have the greatest impact on the Public Realm in order to ensure that the impact is positive.

The Architectural Guidelines are concerned only with those elements that directly affect the Public Realm, by being directly adjacent to it (as at the lower floors of buildings) or can be viewed from within it (as roofs or upper story walls).

The Architecture Guidelines are to be applied to the extent of the corridor; changes between the Urban Zones as they relate to architecture of the corridor is non-existent. Within the Architecture Guidelines are descriptions of the most important elements that make up the building aesthetic. Roofs, openings (windows and doors), walls and other building elements are briefly and simply described. As long as new building designs meet the descriptions contained in the Guidelines, they shall be considered to contribute to the character of the Public Realm. Through the consistent administration of the Guidelines and adherence to them, the Big Pine Key/US 1 Corridor Area will achieve a comfortable, human-scaled environment.

Variances can be granted (at the discretion of the reviewing body) for architectural merit.

*Disclaimer: These Architectural Guidelines are aesthetic in nature. There shall be no conflict with the South Florida Building Code, Monroe County Building Code, other Big Pine Key Regulations and/or the Florida Code. These Guidelines shall not supersede the South Florida Building Code, Monroe County Building Code, Big Pine Key Regulations and any Building Codes that may be applicable through out the Big Pine Key/US 1 Corridor Area and/or the Florida Code.*

Big Pine Key/US 1 Corridor Area Enhancement Plan

I. ROOFS

A. Shapes of Roofs in the CENTER and GENERAL Zones.

- 1. Roofs shall be flat, hipped symmetrical or take the form of a simple triangular gable or shed.

B. Flat Roofs in the CENTER Zone.

- 1. Flat roofs shall be required to have a parapet above the roof facing any front-age. The parapet wall shall be a minimum of 12 inches tall (measured above the roof).
- 2. If the flat roof is accessible form an interior room and it should be surrounded by a continuous parapet no less than 3’6’ high from the deck floor.
- 3. Any equipment placed on a flat roof is required to be screened by parapet walls or other devices, rendering the equipment invisible from street level.

C. Flat Roofs in the GENERAL Zone

- 1. Flat roofs should be accessible from an interior room and it should be sur-rounded by a continuous parapet no less than 3’6’ high from the deck floor.

D. Hipped Roofs in the CENTER and GENERAL Zones.

- 1. Hipped roofs of principal buildings shall have a pitch between 6:12 and 8:12.
- 2. Overlapping gables are permitted when a smaller gable sits in front of a larger gable, only if the smaller gable is associated with a porch or a balcony.
- 3. Ancillary roofs attached to the walls of the principal building may be sheds with an angle no less than 3:12
- 4. Eaves shall be continuous with a minimum of 2 ft. overhang. Rafters shall be exposed and all roofs shall be trimmed at minimum with gable and eave boards all around.
- 5. Gutters shall be used at discretion. Half round gutters shall be used at exposed eaves. Downspouts shall discharge underground.

E. Other Roof Elements in the CENTER and GENERAL Zones.

- 1. Dormers should be habitable and placed a minimum of 3 ft. form the side build-ing wall.
- 2. Skylights are prohibited.
- 3. Roof penetrations of a mechanical nature (vents, pipes, ducts, etc.) shall not be visible from the street.
- 4. Towers are allowed on all buildings but encouraged on buildings terminating views. Towers shall not extend 15 ft. above the roof ridge line, and shall not have a floor area exceeding 200 sq-ft.

II. OPENINGS

A. Opening Proportions in the CENTER and GENERAL Zones.

- 1. All window and door openings shall be square or vertical in proportion, and any other divisions of openings shall happen as a system of squares or vertically pro-portioned rectangles. Grouped or “ganged” windows shall be treated as a single opening, unless they are separated by a minimum 4 inch divider.
- 2. All doors and windows require at a minimum, a lintel, face frame and drip mold.

- 3. Windows and doors may meet at building corners, or shall be a minimum of 24 inches from the building corner.
- 4. Windows should be single, double or triple hang on operable casements. Sliding windows and door are prohibited.
- 5. Shading devices over doors and windows are permitted to be cantilevered and made of any architectural grade material, but shall be fully functional rather than simply decorative.
- 6. Storm Windows and Screens shall cover the entire window area.
- 7. Upper storey openings should be centered above lower storey openings. Open-ings at gable ends should be centered.
- 8. All porch openings (or “voids”) shall be vertical in proportion.

III.WALLS

A. The Design of Building Walls in the CENTER and GENERAL Zones.

- 1. Walls may be finished in stucco, wood, vinyl or hardiplank.
- 2. All elevations of buildings that can be seen from public spaces shall be designed as “fronts”.
- 3. Buildings occupying lots with two frontages (corner lots) shall treat both building walls as “fronts”.
- 4. Buildings identified on the Regulating Plan as Terminated Vistas shall treat the vista termination with exceptional design attention, appropriate to its contribu-tion to the Public Space.
- 5. Blank walls and blind facades are prohibited.
- 6. Walls shall not show more than two materials above the undercroft. Materials shall change along a horizontal line, with the heavier material below the lighter.
- 7. Posts shall not be less than 6” x 6”.
- 8. Clapboard and Siding should be painted with a minimum of 6” exposed.
- 9. Stucco shall be cement with smooth sand finish.

IV. ELEMENTS

A. Signage in the CENTER Zone.

- 1. Signage of commercial and retail establishments shall be made of wood, syn-thetic wood or metal.
- 2. Signage of commercial and retail establishments should be no larger than 2 feet in height by any length (for horizontal signs) and 2 feet in width by any height (for vertical signs).
- 3. Signage of commercial and retail establishments may be any length (for vertical signs) or any height (for vertical signs), not to exceed the width or the height of the building to which they are attached.
- 4. “Blade” signs (signs which are affixed to a building, perpendicular to the façade and intended for pedestrian viewing) shall extend no further than 3 feet from the building wall, whether horizontally or vertically oriented.
- 5. Signs shall be located at a minimum of 8 feet from the top of sidewalk, extending no further than 3 feet from the face of the building
- 5. The maximum number of signs for commercial and retail establishments shall be limited to two per establishment.
- 6. On masonry buildings, signs may be painted directly on the wall.
- 7. Lettering and iconography may be made of wood, synthetic wood or metal.
- 8. Lettering may be applied or painted directly onto storefront glass.

B. Signage in the GENERAL Zone.

- 1. Signage is only allowed in commercial establishments and shall be made of wood, synthetic wood or metal.
- 2. All other requirements for the CENTER zone apply.

C. Lighting of Signage in the CENTER Zone.

- 1. Signs may be illuminated in one of the three following ways:
  - i. Externally, with fixtures affixed to the building or the sign, and shall wash the sign in color-corrected light;
  - ii. Internally, within individual characters or icons that shall have a colored, trans-lucent lens; or,
  - iii.Back-lit, with the light fixtures hidden completely behind individual characters and/or icons.

D. Lighting of Signage in the GENERAL Zone.

- 1. Signs may be illuminated in the following ways:
  - i. Externally, with fixtures affixed to the building or the sign, and shall wash the sign in color-corrected light.

E. Awnings in the CENTER and GENERAL Zones.

- 1. Awnings shall not be used above the “Base”.
- 2. Awnings of commercial and retail (CENTER zone only) establishments shall be made of canvas or solution-dyed acrylic fabric.
- 3. Internal structure of awnings shall be metal.
- 4. Awnings and canopies of commercial establishments shall be permitted to encroach over the sidewalk. Awnings shall overhang facades at least 6 feet, so as to provide shade and shelter to pedestrians.
- 5. Awnings shall be triangular in section. Awnings may have side panels, but shall not have a panel enclosing the underside of the awning.
- 6. Awnings should be within reach from the sidewalk at the vertical flap.
- 7. Awnings may have lettering on the vertical flap only.
- 8. Awnings shall not be internally illuminated.

F. Canopies in the CENTER Zone.

- 1. Canopies shall not be used above the “Base”.
- 2. Canopies shall extend horizontally from the building and shall be supported by wires, cables or brackets.
- 3. Canopies of commercial and retail establishments shall me made of wood, metal or glass.
- 4. Canopy support shall be provided by metal rods, metal wire or cables, or metal brackets.
- 5. Lettering may be applied to the edges of canopies, or may be placed on the top of the canopy at the front edge.

G. Canopies in the GENERAL Zone.

- 1. Canopies shall not be used in the GENERAL Zone.



INTENT

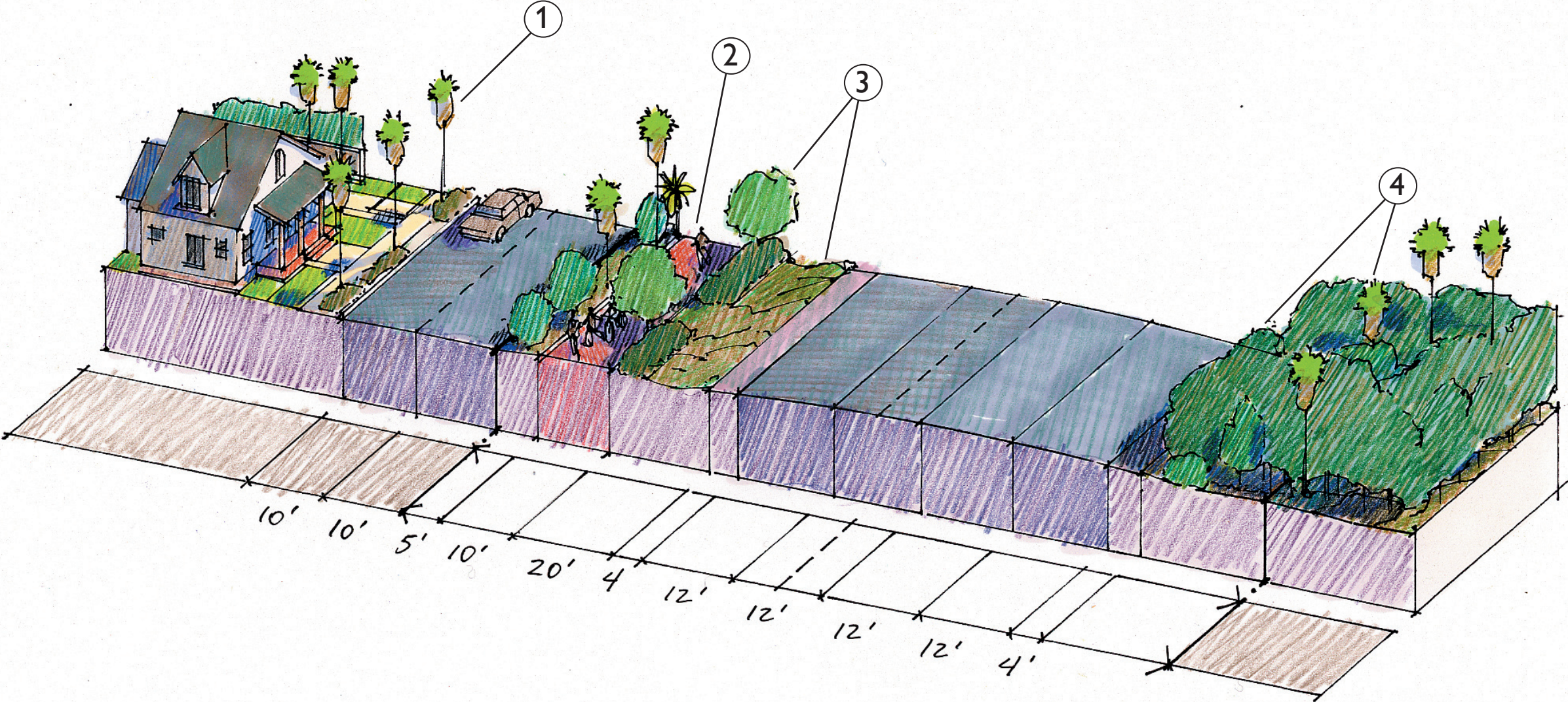
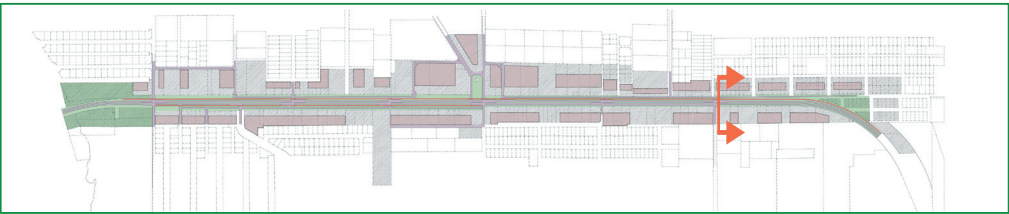
East of Coconut Farm

Using the existing right of way for US 1 east of Key Deer Boulevard (100 feet), the proposed landscape measures seek to enhance the bicycle and pedestrian path, while complementing the intent of the Urban Guidelines for the Center and General Zones. The landscape proposals have also been developed with the understanding of the requirements for the Key Deer preservation program and potential crossing conflicts.

PLANTING

- ① Formally spaced native palms to line the community access road North of US1 for its entire length, matching the character of the village center palm planting.
- ② The BPK bike and walking path here is located on the North side of US1 only; incorporate native shade trees along the pathway and occasional comfort stations comprised of a small shade structure and information kiosk.
- ③ Establish a long planting edge on the North side of US1 for a long visual lead to new entry signage. Native shrubs and ground covers aligned in hedgerows in a larger grassy meadow lead to a sign area at the bend of US1 at the East end of East Park.
- ④ Clean up median edge along any Conservation Land properties and replant with native understory and groundcovers up to a median mow strip of hardy grass.

Utilize native planting materials throughout the US 1 corridor See APPENDIX A.



SECTION EAST OF COCONUT FARM



INTENT

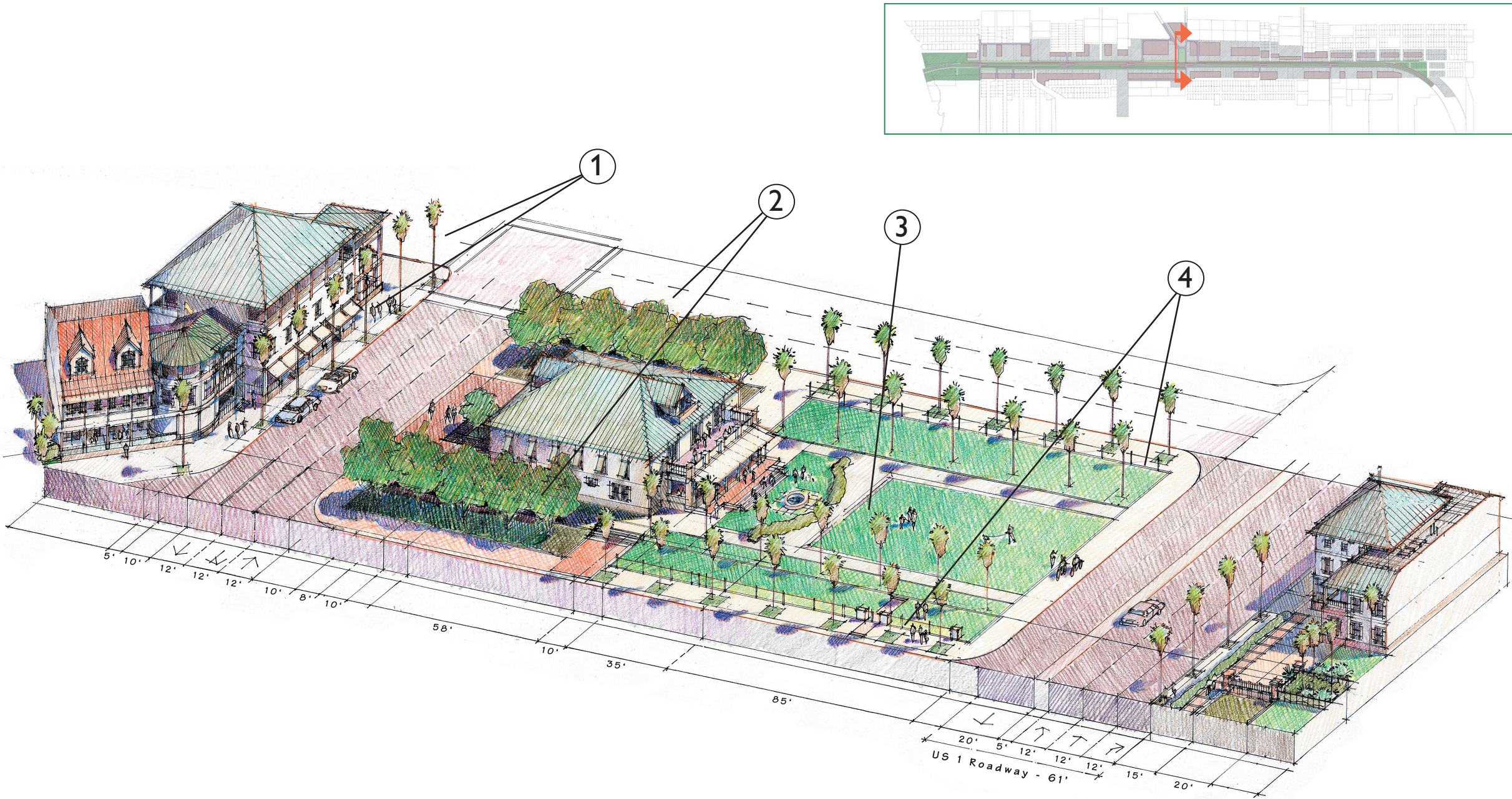
Big Pine Key Village Center

The Big Pine Key Village Center presents an opportunity to highlight the beauty of the indigenous vegetation on the island while defining the nature of the Public/Civic space as an active square with passive areas. The square provides the location for a Civic Building bounded by soft and hard surfaces marking the entry from the corridor and terminating the southern view along Key Deer Boulevard/ Wilder Road. Fronting US 1, the Square is subdivided in 4 defined lawn areas focusing on the main elevation of the Civic Building complementing the view with a fountain and garden. Street frontage on the square is enhanced by placing trees on tree grates maximizing the pedestrian circulation.

PLANTING

- ① The palms in the village center area are distinctly different from the palms along the corridor or bike path, representing commercial activity and circulation patterns.
- ② Large bosques of native canopy shade trees are located at the North side of the square and include understory of groundcover and shrubs flanking a community building.
- ③ The BPK village center should have the most formal layout inside the US1 corridor; represented with a formal lawn and distinctive native palms arranged around a central square and the adjacent streets.
- ④ The square facing US1 has a low fence in keeping with Big Pine Key character and formal walkways contrasting with the loose meadow nature of the central lawn.

Utilize native planting materials throughout the US 1 corridor See APPENDIX A.



SECTION AT BIG PINE KEY VILLAGE CENTER



INTENT

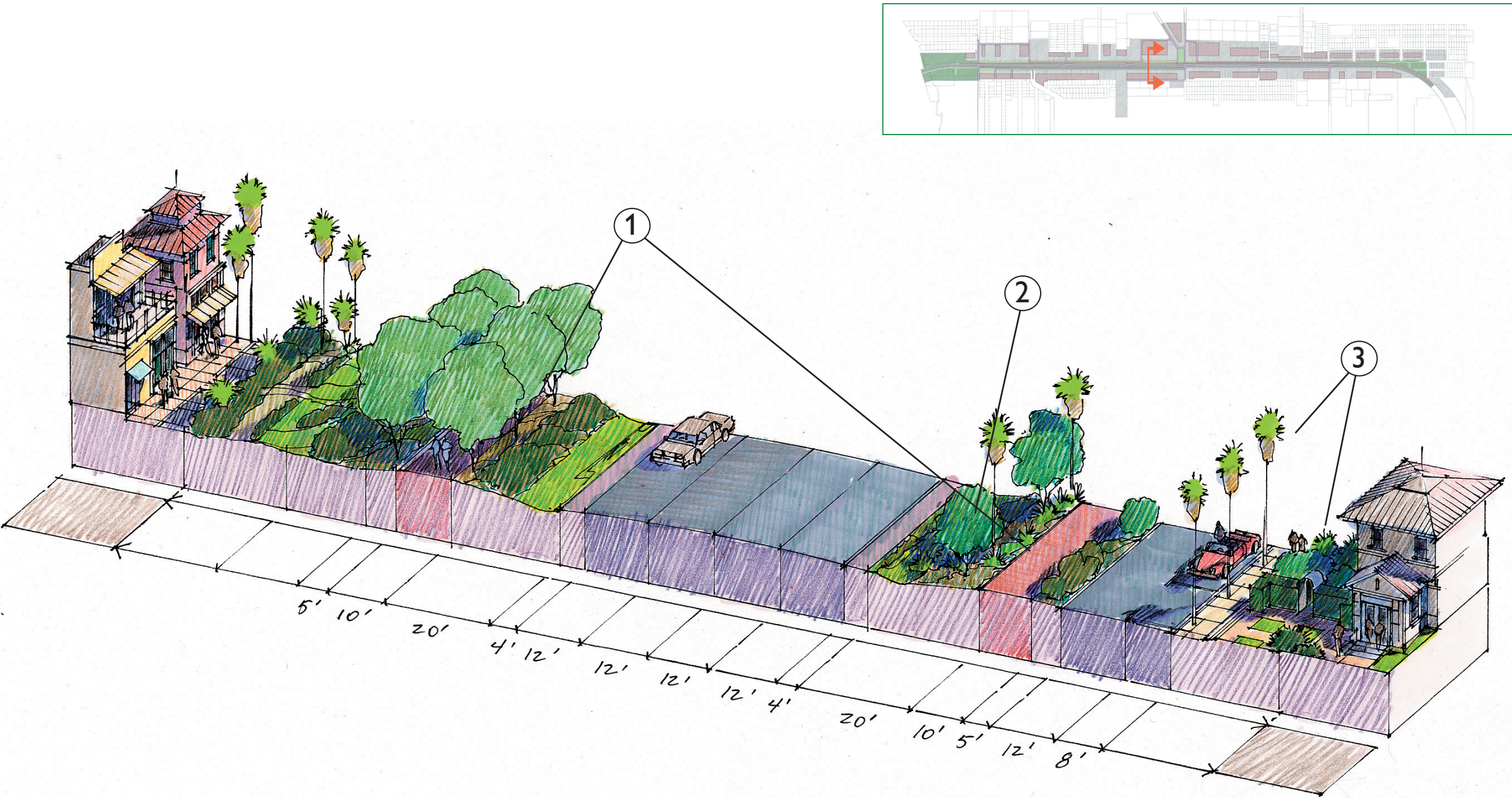
West of Key Deer Boulevard

The circulation patterns proposed for the Big Pine Key/ US 1 Corridor Area, combined with the asymmetry of the boulevard section, suggest that the landscaping for pedestrian mall north of US 1 be a combination of paving patterns and vegetation.

PLANTING

- ① The BPK bike and walking path is located on both sides of US1, incorporate native shade trees along pathway and occasional comfort stations comprised of a small shade structure and information kiosk at major street intersections.
- ② Use lower groundcover and understory planting at medians where views to commercial development are necessary. Median planting edge character is loose and casual, matching overall planting scheme of US1 corridor.
- ③ Incorporate semi-formal planting layout for commercial businesses fronting US1, use palms and accent trees from Village Center planting scheme, and introduce color with flowering vines and annuals in elevated trellis structures at shop front locations and parking lot screening.

Utilize native planting materials throughout the US 1 corridor See APPENDIX A.



SECTION WEST OF KEY DEER BOULEVARD



INTENT

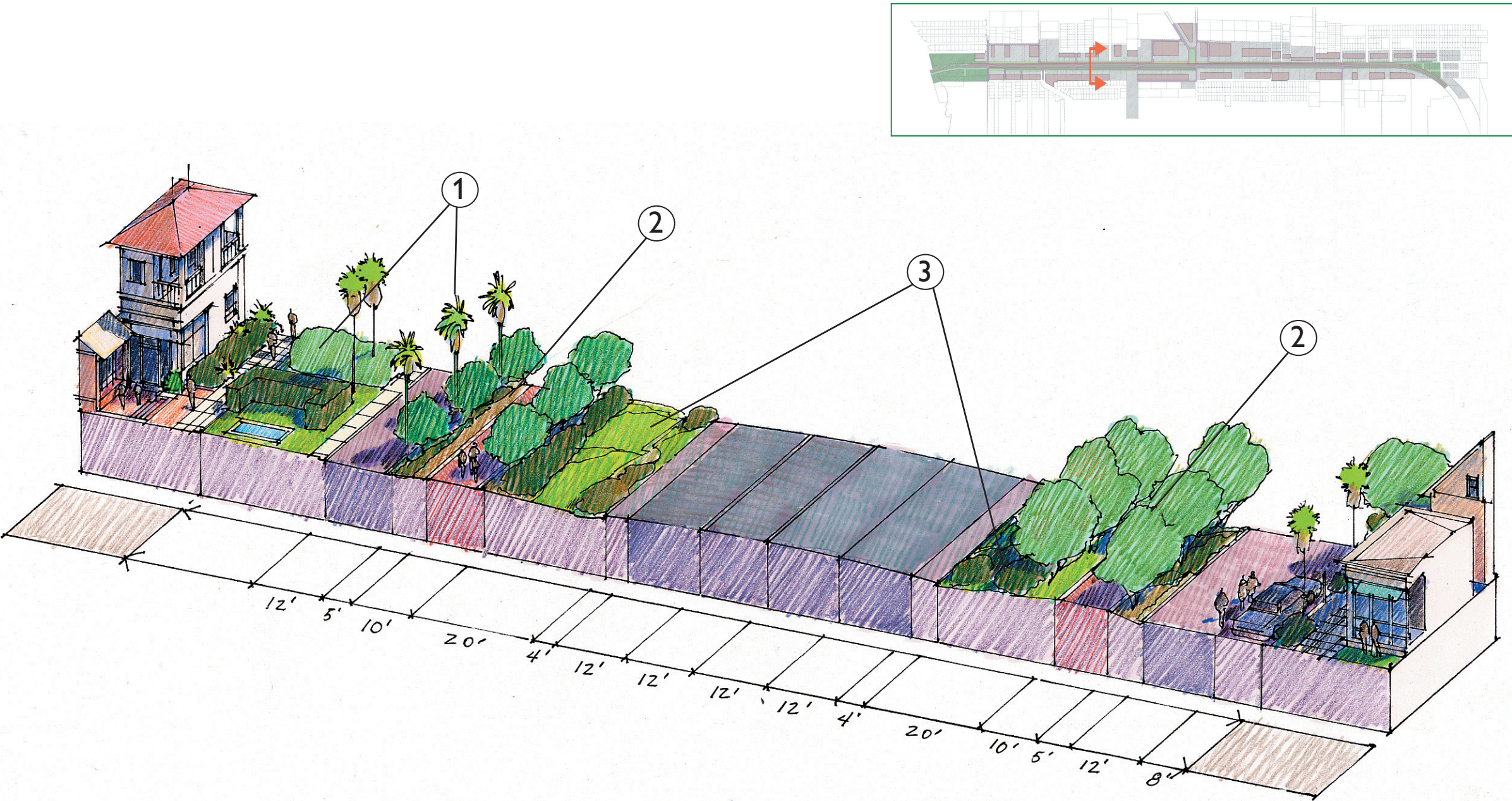
Typical Big Pine Key/US 1 Parkway Section

The “typical” section for the US 1 Parkway includes paired bike/pedestrian paths and a symmetrical US 1 roadbed. “Reverse Flow” streets are placed toward the edges, providing thoroughfares for local, slow-moving traffic - which supports retailers and diffuses the conflicts between local and pass-through movements. An opportunity for community gardens showcasing native plants provides a softer edge for the commercial sections and a pleasant streetscape at the northern and southern edges of the Corridor.

PLANTING

- ① At community access roads, incorporate regularly spaced palms, sidewalks with low impact lighting and small accent gardens for commercial blocks where space allows.
- ② In this typical US1 corridor section, there are two biking / walking paths on the North and South sides of the highway with new canopy shade trees on their entire length.
- ③ The character of the median planting is loose and open with views established to US1 fronting businesses. The planting scheme is more naturalized than the village center with soft edges and a non-formal structure of native understory material.

Utilize native planting materials throughout the US 1 corridor See APPENDIX A.



TYPICAL US 1 PARKWAY SECTION



INTENT

East of Ships Way

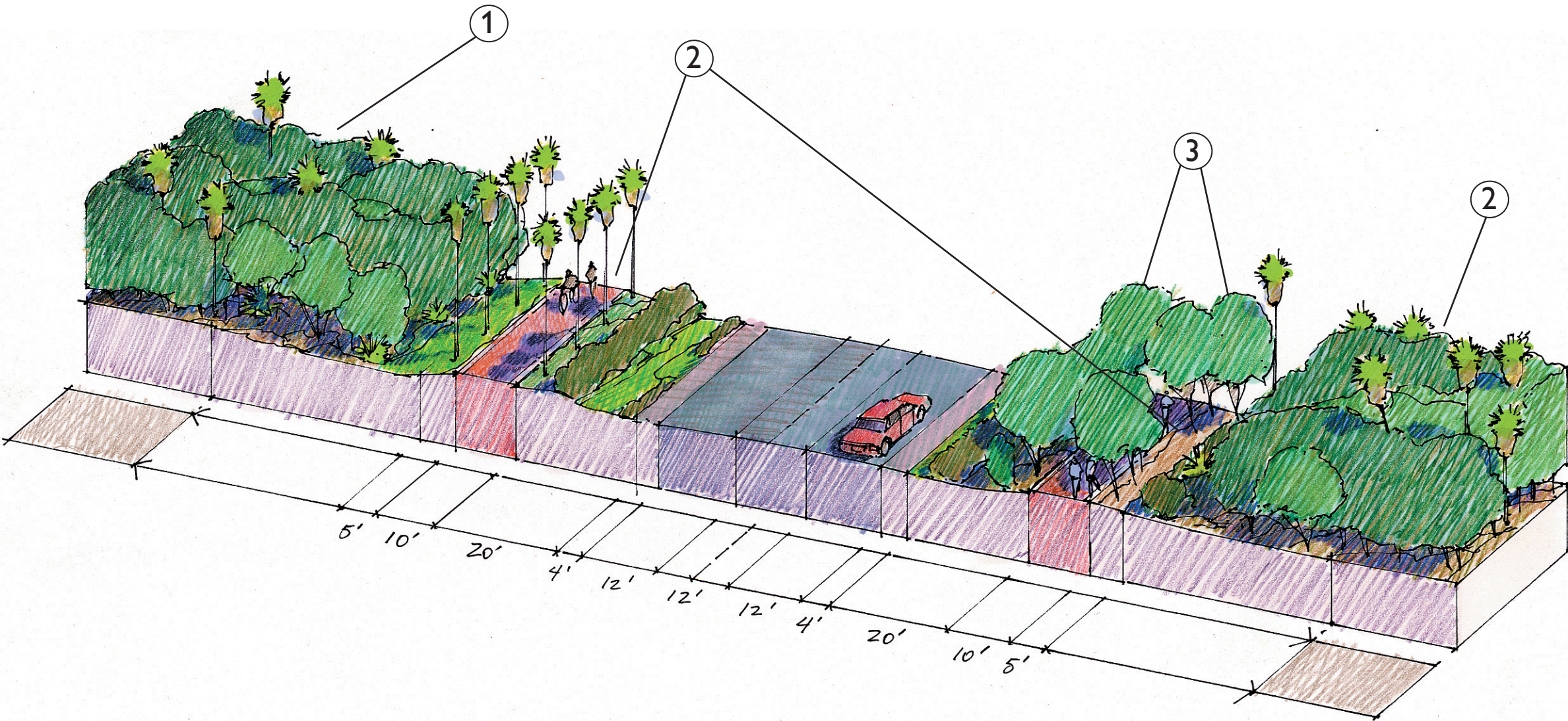
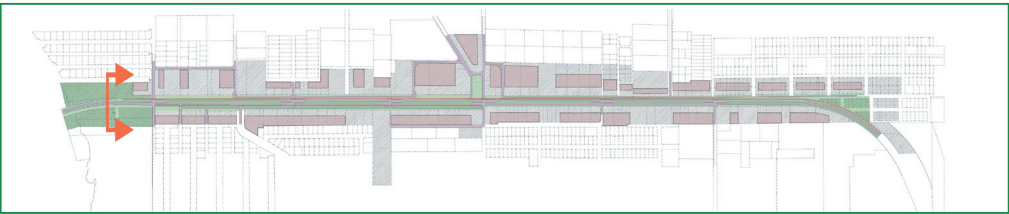
The proposed West Park north and south of the Big Pine Key/US 1 Corridor Area serves as a gateway from the west into the unique environment of Big Pine Key. Parallel bicycle paths and distinct indigenous vegetation flank the corridor and foreshadow what lies beyond the gateway along the length of the corridor.

PLANTING

This section of the corridor represents a typical Conservation Lands area interaction with the public and US1 traffic.

- 1 Planting character is loose and casually laid out, forming a gate way to Big Pine Key and establishing the planting style for the entire corridor. Utilize native plant materials for the entire corridor and gateway area development emphasizing protection from US1 bridge traffic, enhancing views to water; providing interest, flowering color and shade to pathways and community park. Clean up median edge along any Conservation Land properties and replant with native understory and groundcovers up to a median mow strip of hardy grass.
- 2 Pathways to North and South of US1 terminate at West Park and old swimming hole area with new community park development.
- 3 Establish native shade canopy trees along biking/ walking paths with more dense shrub and understory planting leading up to the West Park area to protect the public area from bridge traffic noise and views.

Utilize native planting materials throughout the US 1 corridor See APPENDIX A.



SECTION EAST OF SHIPS WAY



IMPLEMENTATION STRATEGY